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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES **HISTORIC SITE BOARD** **August 15, 2005**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:35PM
- **Members Present:**
Paul Johnson
Vicki Estrada
Carmen Lucas
Margie Warner
Jim Royle
- **Staff Present:**
Glenn Russell
Gail Wright
- **Staff Absent:**
Donna Beddow
- **Members Absent:**
None
- **Other General Information**
None

B. Conflict of Interest Declaration

None

C. Approval of June 2005 Board Minutes

Paul Johnson moved that the minutes of the 6/20/2005 meeting be approved.

2nd by Margie Warner.

Motion carried 5-0-0

D. Reports: Letter from Office of Historic Preservation (OHP) commenting on the White/Mountain Union Cell site on the historic Gird barn property. Their comment is as follows: "I have reviewed the documentation submitted and find that there is not sufficient information to concur that the Gird Ranch Barn is NRHO eligible under criterion A, B or C. Given this determination, a finding of no historic properties would be appropriate with the provision that archaeological monitoring occur for any subsurface disturbance." Although the OHP did not consider the resource eligible for the NRHP, it is still locally significant. Also, we learned that DPW is requiring that the embankment adjacent to Via Monserate be cut back to allow adequate site distance for vehicles exiting the White property. That bank appears to contain at least a portion of the archaeological site mentioned in Ron May's report. As a result, DPLU is going to require archaeological testing before the cell site project can proceed.

E. Announcements

- Building Bonita - over 100 years of Architecture in the Sweetwater Valley. On view through August 27, 2005 Thursday-Saturday 10:00-3:00. 4035 Bonita Rd., Bonita CA 91902
- 25th Annual Fort Guijarros Fiesta September 17, 2005 at 3 pm - The Fort Guijarros Museum Foundation will hold their fiesta at the Harbor Inn, Naval Base Point Loma at 3:00 pm. The cost will be \$20 per person. The program this year will be a presentation by Jack Williams, Ph.D. on the 18th Century Royal Presidio de San Diego de Cosoy and Fort Guijarros on Ballast Point
- San Diego County Archaeological Society Meeting Saturday, August 20, 2005 – Kent Lightfoot, UC Berkeley; report on work at Fort Ross
- Pacific Coast Archaeological Society, "The Polynesian Connection: Linguistic and Archaeological Evidence for Prehistoric Polynesian Contact in Southern California". Thursday, September 8, 2005, Irvine, CA.
- SOHO Tour – 5 houses in Mt. Helix. Tour date – September 18, 2005

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment – None

B. Presentations - None

C. County Department of Parks and Recreation: None

ACTION ITEMS

ITEM 3 – THE FERRY RANCH HOUSE – MAA 05-002/ REZONE REZ 00-002

Applicant: Kathy Romero & Mike Meza

Location: 10414 Chase Creek Lane, Lakeside, CA 92040 – Lakeside Community Planning Group.

Description: On December 3, 1999, the Planning Commission approved Tentative Map 5147RPL1 for Palmtag-Davis Communities. Ferry Ranch, a historic farmhouse

constructed in 1878, is located within this project. The project required that an open-space easement be placed over the Ferry Ranch House (Lot 24). The Ferry Ranch house and surrounding property was evaluated for historic significance by Brian F. Smith in March, 1999 as a part of the Palmtag-Davis Project and determined that the house was a significant resource both under the California Environmental Quality Act (CEQA) and the County Resource Protection Ordinance (RPO). The details of the historic evaluation are contained in a report titled: "An Archaeological/Historical Survey of the Ferry Ranch Project, Lakeside Farms, County of San Diego", prepared by Brian F. Smith with Brian F. Smith and Associates dated March 23, 1999. Although the property is significant and is protected by an open space easement, no application has been previously made for historic listing by the County, or for the Mills Act Contract.

On November 18, 2002, the Historic Site Board voted to recommend approval of the addition of a detached garage. On April 18, 2005, the Historic Site Board voted to recommend approval of a Site Plan Waiver for the addition of a cedar privacy fence and gates at the back of the house. Both the garage and the fence have been constructed.

Meeting notes: Ferry Ranch owners Kathy Romero and Michael Meza attended. In addition to the historic listing and the Mills Act contract recommendations, the original Resolution of Approval for TM 5147RPL1 required that the developer submit an application for a rezone. The application was submitted and now requires HSB recommendations. Glenn questioned the applicant as to what happened to old palm trees. Conditions of the project required that the palm trees be replanted along the entrance drive to the development. The owner said that they were replanted. The applicant then asked what happened to the Peruvian Pepper tree (shown on the development plans) in the back of the house and another large palm near the current garage, as they are now gone. The large oak was saved and is now on the neighboring lot. Staff will check the project conditions. The owner said that relatives of the original owners had visited and told stories about the history of the house and ranch. Carmen suggested that these stories should be recorded. Jim stated that copies should be given to the Lakeside Historical Society. Paul commented that the report is very good; however, there is only one paragraph devoted to architectural description. Glenn stated that the main focus of the report was for archaeological resources.

Board Action: Motion by Vicki Estrada to recommend approval of the Mills Act Contract and placement of this resource on the Local Register of Historic Resources. Additionally, recommend approval of REZ 00-002 to place an "H" designator over the Ferry Ranch parcel APN 379-350-11.

2nd by Paul Johnson

Motion carried 5-0-0

DISCUSSION ITEMS

ITEM 4 – TAX BENEFITS OF EASEMENT DONATIONS:

Description: The HSB staff has just obtained a copy of a book titled: "The Conservation Easement Handbook" published by the Trust for Public Land and the Land Trust Alliance. Glenn Russell discussed a section titled: "Tax Benefits of

Easement Donations". A copy of that chapter will be sent to all board members (sent August 16, 2005).

ITEM 5 – REVIEW AND UPDATE OF HISTORIC SITE BOARD GOALS

Description: HSB 2005 goals were last reviewed in January and February 2005.

2005 goals are as follows:

Procedures and Operations

- (1) Develop guidelines for documentation expected with applications for landmarking. (HSB Staff and Board) (Jim prepared and distributed a first draft). Copy attached.

Research

- (2) Identify how a Mills Act-type incentive can be applied to archaeological sites. (HSB Staff). How does the assessor handle property tax when the Williamson Act Contract is approved?
- (3) Develop approaches to preservation of open space easements for historical resources. (HSB Staff) (Paul provided two samples of façade easements for historic properties that staff will copy).
- (4) Compile a list of National Register listed or eligible properties in the unincorporated area, and identify those potentially eligible for the Mills Act. (HSB Staff). Gail previously provided a list of historic properties, but is still working on Mills Act-eligible properties.

Outreach

- (5) Develop outreach materials for distribution to interested individuals and organizations:
 - Brochure with general information, site listing advantages, and procedures (Board)
 - Update PowerPoint presentation for use by HSB (HSB Staff and Board)
- (6) Schedule presentations to at least three appropriate groups (HSB Staff and Board); real estate organization meetings, Liffing House HOA, Julian historic district.
- (7) Distribute Mills Act information to owners of properties landmarked by the earlier HSB. (HSB Staff) (ongoing)
- (8) Upgrade the HSB portion of the County's Web site. (HSB staff). This is of top priority.

Grants

- (9) Submit two applications for CLG grants: Finalizing the grant for digitization.
 - Review and update Julian Historic District information and submit eligible properties for California Register. (HSB Staff)
 - Proposal from County Parks (HSB Staff and County Historian)

Other

- (10) Ongoing presentations and training at monthly HSB meetings. (HSB staff): Bruce Coons on SOHO; Lynne Gamble on the Tecate archaeological work.
- (11) Historic Landscapes (National Park Service)
- (12) Document projects that have archaeological sites (such as the list prepared for the SD Archaeological Center Board). Determine if there is a threshold at which DPLU should bring to project to the HSB for review and recommendation. A good example might be Oak Canyon Estates in Ramona. It was suggested that any discretionary project that has significant archaeological/historical sites.

OTHER

ITEM 5 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, September 19, 2005
- Edwards stone house and tower in Julian tentatively to be brought forward for historic designation (Applicant has hired Scott Moomjian to evaluate the project and prepare a report).
- County Open Space Park Wilderness Gardens 1880, historic grist mill foundation, to be brought forward by County Parks in September (see handout for directions and times).

ITEM 6 – ADJOURNMENT

8:10 P.M.

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

September 19, 2005

Vice-Chairman, Paul Johnson

September 19, 2005
